

SITE PLAN / SPECIAL PERMIT APPLICATION

WESTPORT PLANNING and ZONING COMMISSION

FOR OFFICE USE ONLY

- ☐ SITE PLAN
☒ SPECIAL PERMIT & SITE PLAN
☐ CAM SITE PLAN

Application # 19-064

Submission Date: 1-16-20

Receipt Date: 1-23-20

Fee: 660 w pd ck

1. Property Address (as listed in the Assessor's records) 71 HILLANDALE Rd

2. Property ID# (9 Digits - staff will provide) 708 105 000 Zone: A

3. This property is connected to: ☐ Septic or ☒ Sewer

4. Does this project involve demolition of structures 50+ yrs old or more? ☒ No ☐ If Yes = Visit HDC Rm 108, 341-1184.

5. Applicant's Name Richard Benson Daytime Tel # 203-856-9792

Applicant's Full Address 29 E. Main St Westport Zip Code 06880

E-Mail: rick.rbhensence@gmail.com

NOTE: Below List Owner's Name(s) as it appears on the DEED (No abbreviations) If more space needed submit list.

6. Property Owner's Name Congregational Church of Greens Farms Daytime Tel # 203 227 2728

Property Owner's Address 71 Hillandale Rd Zip Code: 06880

E-Mail: claireengland@greensfarmschurch.org

7. Agent's Name (if different): - Applicant Daytime Tel # _____

Agent's Address _____ Zip Code: _____

E-Mail: _____

8. Zoning Board of Appeals Case # (if any) 7764

9. Existing Uses of Property: Church - Special Permit use in Res A.

10. Describe Proposed Project: Expansion + Renovation of Existing buildings,
no change in proposed occupancy.

11. For Special Permits, please indicate the Special Permit Use and the specific section of the Zoning

Regulations requiring a Special Permit for this use: 13-2, 11-2.2.4

12. This property ☐ Is ☒ Is Not within 500 feet of an adjoining municipality.

13. List your Estimated time needed for your presentation at hearing: 10 minutes

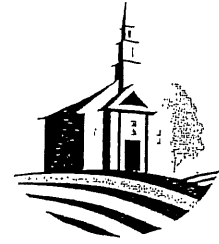
The P&Z Director, his/her designee, or the P&Z Commission may require an applicant to pay for hiring one or more outside consultants to assist the P&Z staff and Commission in analyzing, reviewing and reporting on areas requiring technical review.

I hereby certify that the above information is correct and that I have submitted herewith all of the pertinent documentation required by the zoning application.

[Signature] 1/16/20
Applicant's Signature (If different than owner)

[Signature]
Owner's Signature (Must be signed)

1. If the applicant is unable to obtain the signature of property owner, a letter of authorization signed by the property owner may be submitted instead, as per §43-3.3



October 28, 2019

To Whom It May Concern:

The undersigned, being the Operations Director of Green's Farms Church, 71 Hillandale Road, Westport, CT, hereby consents to and authorizes Richard Benson, Trustee of Green's Farms Church and President of R.B. Benson & Company, Inc., as general contractor/project manager, to make all necessary applications and to appear before all requisite commissions, boards, departments, authorities and their respective staffs in the Town of Westport in order to obtain permits necessary for all renovations, building improvements and desired appurtenances on said property.

Sincerely,

Claire England
Operations Director

BANK OF NEW YORK MELLON T
1661 WORTHINGTON RD SUITE 100
WEST PALM BEACH, FL 33409

FOTIN ALEXANDER
17 COLONIAL RD
WESTPORT, CT 6880

LITTMAN SUSAN L
1 IRIS LN
WESTPORT, CT 6880

BRYK STANLEY T & LAURA A
25 WEST PARISH RD
WESTPORT, CT 6880

FREHULFER DON ALLEN JR &
29 WEST PARISH RD
WESTPORT, CT 6880

LOMBARDI VIRGINIA I AND
22 WEST PARISH RD
WESTPORT, CT 6880

CAMPBELL REBECCA M
23 COLONIAL RD
WESTPORT, CT 6880

GILLEN CHARLES W. JR.
74 HILLANDALE RD
WESTPORT, CT 6880

MANN RUSSELL E & LISA B
15 WEST PARISH RD
WESTPORT, CT 6880

CONG CHURCH OF GREENS FAR
71 HILLANDALE RD
WESTPORT, CT 6880

GLICK PHILIP M & SARA B
17 WEST PARISH RD
WESTPORT, CT 6880

MAURICIO ROBERTO F & MAXI
20 COLONIAL RD
WESTPORT, CT 6880

CONGREGATIONAL CHURCH OF
71 HILLANDALE RD
WESTPORT, CT 6880

GODFREY BARBARA
279 SAUGATUCK AVE
WESTPORT, CT 6880

MAYNARD MARY M
27 WEST PARISH RD
WESTPORT, CT 6880

CUSEO NANCY C
79 HILLANDALE RD
WESTPORT, CT 6880

GREENWALD JACQUELYN
16 COLONIAL RD
WESTPORT, CT 6880

MEYER MARY ANN
2 IRIS LN
WESTPORT, CT 6880

DANTAS RICHARD & CLOUTIER
16 CHAPEL HILL RD
WESTPORT, CT 6880

GUSICK DAVID & ROBIN
61 HILLANDALE RD
WESTPORT, CT 6880

NELSON WILLIAM T & JACQUE
19 WEST PARISH RD
WESTPORT, CT 6880

DURANKO JON E & ELIZABETH
5 GARDEN LN
WESTPORT, CT 6880

JADBABAIE FARID &
2 GARDEN LN
WESTPORT, CT 6880

ROBBETT BARTLEY J & JEAN
76 HILLANDALE RD
WESTPORT, CT 6880

FABIAN VOLKER & LORI J
66 HILLANDALE RD
WESTPORT, CT 6880

KALNIT GREGORY & RICHELLE
3 GARDEN LN
WESTPORT, CT 6880

SCHAEFER SUSAN B
18 COLONIAL RD
WESTPORT, CT 6880

FERENCZ JOHN P JR
14 COLONIAL RD
WESTPORT, CT 6880

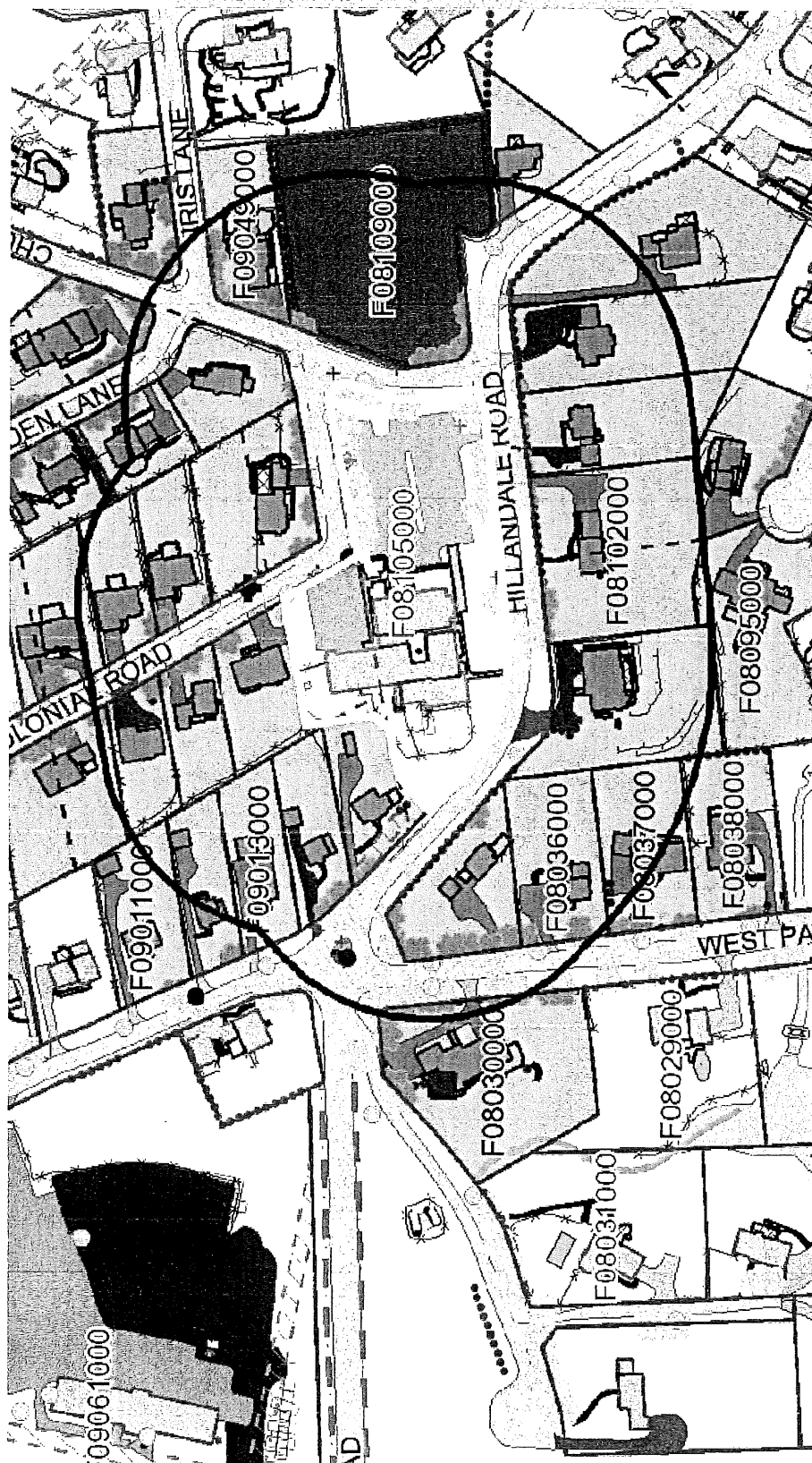
LEAHY CAROL M
14 CHAPEL HILL RD
WESTPORT, CT 6880

SCHLEGELMILCH JENNIFER E
1 GARDEN LN
WESTPORT, CT 6880

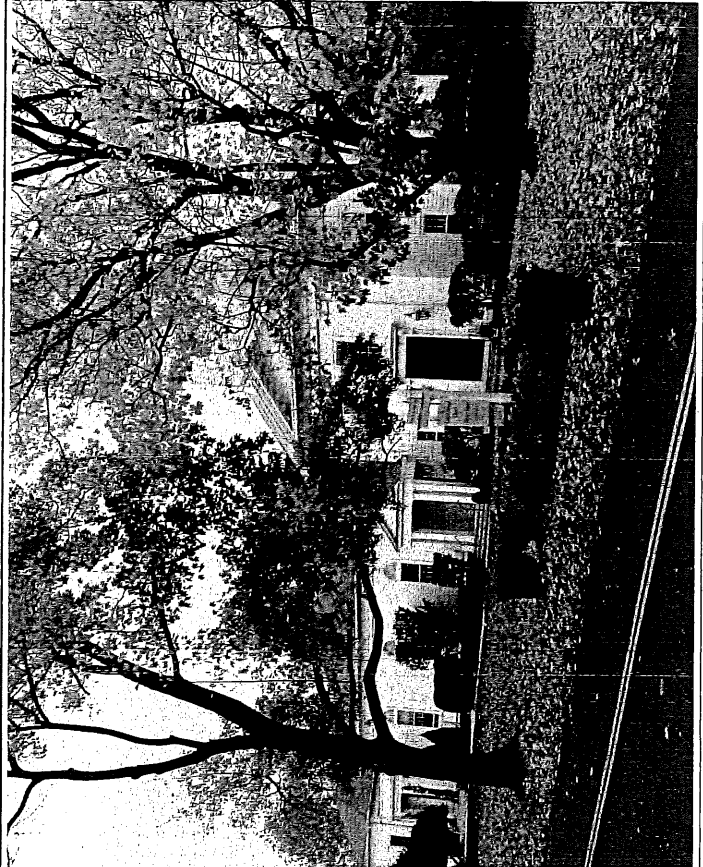
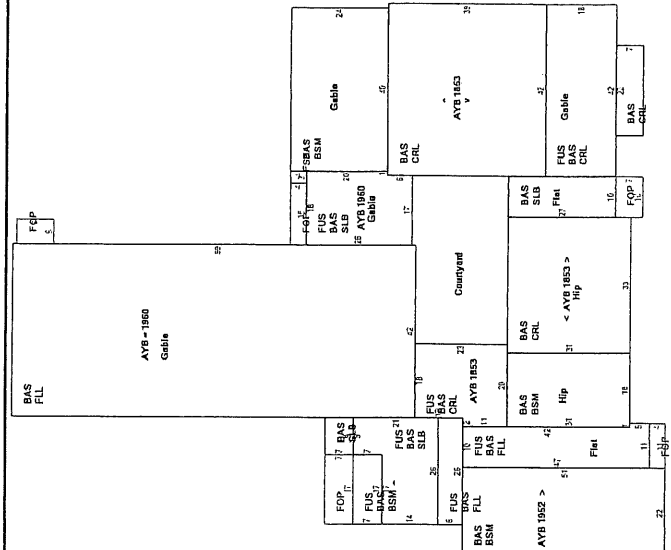
SCHWARTZ NOAH & LYDIE
78 HILLANDALE RD
WESTPORT, CT 06880

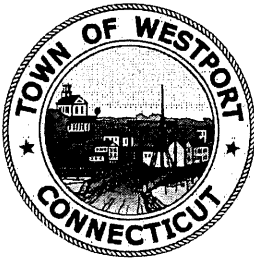
THE CONGREGATIONAL CHURCH
71 HILLANDALE ROAD
WESTPORT, CT 06880

WYSLICK WILLIAM
23 WEST PARISH RD
WESTPORT, CT 06880



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	71	Churches			
Model	94	Commercial			
Grade	03	Average			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	11	Bowstring Trus			
Roof Cover	03	Asphalt/F Glas			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air			
AC Type	01	None			
Bldg Use	960	Church			
Income Adj					
Heat/AC	00	None			
Frame Type	02	Wood Frame			
Baths/Plumbing	02	Average			
Ceiling/Walls	02	Ceiling Only			
Rooms/Prtns	02	Average			
Wall Height	12.00				
% Conn Wall					
1st Floor Use:	960				





TOWN OF WESTPORT
CONSERVATION DEPARTMENT
TOWN HALL – 110 MYRTLE AVENUE
WESTPORT, CT 06880
P 203.341.1170 F 203.341.1088

DISCLAIMER: "Please note that the Town of Westport maps are to be used as a guide only and not be used as final indication of the presence or exact location of wetland soils. We **strongly recommend field verification of wetlands** for each parcel by a certified soil scientist. The Town of Westport, or its employees or directors, shall not be liable for any damages of any kind that the user may suffer as a result of use or reliance upon information provided."

Inland Wetland & Watercourse and Waterway Protection Line Ordinance Permit Determination

Project Address: 71 Hillandale
Project Description: Addition and Renovation

(For Internal Use Only: P&Z Department to send transmittal ____ Yes ____ No)

I. A Conservation Department Permit Not Required for the following reason(s):

- ____ No Wetlands or Watercourses on site or within 50' of property line as determined by a **letter from soil scientist**.
- X No wetlands or watercourses present as determined by **GIS research/file research** and or **inspection** by technical staff.
- ____ No permit required for **this activity**. **A wetland permit is or may be required for any future work, which may include flagging of the wetland.**

II. A Conservation Department Permit IS REQUIRED for the following reason(s):

- ____ Wetlands on property **flagged** by soil scientist.
- ____ **GIS research/site visit** by technical staff confirmed wetlands or watercourse onsite and offsite.
- ____ **Site Inspection Conducted/GIS research**– No Wetlands on property but within 50 ft. of property line.
- ____ Project eligible for **staff-level approval. (AA)**
- ____ Project requires **Conservation Commission** review and approval. **(Hearing)**

III. WPLO Determinations:

- X **Property Outside WPLO** jurisdictional boundary.
- ____ **Project Outside WPLO** jurisdictional boundary but on the property. Conservation Department Permit Required. (WPL/E)
- ____ **Within WPLO** jurisdictional boundary. Conservation Commission & Flood & Erosion Control Board Review Required. (Hearing)
- ____ **Within WPLO** jurisdictional boundary, but no permit required for **THIS** activity. A WPLO permit is or may be required for any future work.

Alicia Mozian
Conservation Technical Staff

11/19/19
Date

2. **71 Hillandale Road:** Proposed exterior modifications for property owned by Congregational Church of Greens Farms located in a Residential A zone. (Plans dated 12/10/19 by Steve Orban, Architect; Site plan dated 12/22/19 by Leonard Surveyors LLC)

Appeared: Rick Benson for the church and Steve Orban, Architect

Rick Benson gave a brief history of the church, from its origination in the early 1700's, to its relocation to its current site in 1789 and through its various rebuilds.

Mr. Orban said the project is comprised of 3 different areas: the meeting house, reception area and nursery school. He described the proposed changes:

- Reconfigure the meeting house with a 7 ft addition at the north end to enclose the stained glass window which is in need of repair.
- The window will be lit by LED lighting in the small projecting bay behind it
- Reconfigure and reconstruct the organ
- An entrance will be added at the northeast corner to allow access to the church and the lower level by elevator to a choir room
- The existing stairway will be removed
- The existing 6 ft portico entrance to the meeting room will be extended by 10 ft to enlarge the portico
- The existing pilasters will be duplicated and 2 free standing columns added at the front
- The 2 stairways to the balcony at the entrance will be reconfigured to meet code

Mr. Benson added that the clapboard siding in this area will be replaced as it has lead based paint.

Mr. Orban continued:

- The reception area to the left of the main entrance will be replaced with a new enlarged fellowship space with improvements and a new entrance
- The nursery school at the left end of the front elevation will be pushed out and a second story added
- It will have a new cupola, an homage to the colonial style of the additions
- A central courtyard will be filled in and covered to help ameliorate water problems in that area

Ward French thanked the applicants for their thorough presentation. He commented that the footprint doesn't substantially change but the volume does. Mr. Benson said the meeting house doesn't grow but the school space increases and becomes more convenient and usable. Mr. French asked if there would be any issues with parking. Mr. Benson said he didn't think so, but the back parking lot will be reorganized.

David Mann asked if the new stairways to the balconies and the elevator and stairs behind the meeting room are handicap accessible. Mr. Orban said balconies don't have to be accessible.

Vesna Herman had questions about the new entrances. The school entrance, which is important, looks more like a window. The center entrance with the copper roof looks more important. Mr. Orban said the

copper is a more gray color so will be less noticeable, but agreed that it is a more decorative entrance. Ms. Herman said the Palladian window in the main entrance looks cramped in, the original building is a little more constrained. She asked what was determining these 3 different styles. Mr. Orban agreed that they are more decorative, mostly to delineate the separate areas, and said there is coherence in the simplicity of the details, with gables as the dominant pieces. The Palladian window is to generate more natural light in the church's entrance.

Jon Halper said the plan totals 16 ft for the new main entrance portico compared to the relatively shallow projection of the current main entry portico. He wondered what it would look like 3 dimensionally. It will certainly be more prominent than now. He would have liked to see a 3 dimensional perspective as he was concerned about the proportions. It's going from a modest to more muscular style. Mr. Orman said the details give it a more upscale look in a sympathetic way, and it will provide some weather protection. They discussed column construction and the reconfiguring of the interior stairs to the balcony inside the entrance.

Ward French said he didn't see anything that was out of place or jarring. He thought the architecture was fine.

Jon Halper agreed but said the devil is in the details.

Vesna Herman said in terms of proportions and volume, she could see where the design is going. But she still questioned the Palladian window in the main portico. There were suggestions and more discussion. Ms. Herman also suggested they bring the window at the back of the school entrance down to the floor for balance. Mr. Orban said the mothers had requested a bench under the window for helping their children with clothing etc.

David Mann thought the plan was skillfully done but shared Ms. Herman's concern with the Palladian window, it seems unnecessary. Mr. Orban said he would look at it again.

There was further discussion about the central entrance to the social area with the suggestion that it should be made less important. The applicants agreed to look into the board's suggestions. Board members agreed that, overall, the design was attractive and appropriate.

THE DESIGN WAS APPROVED AS SUBMITTED WITH THE UNDERSTANDING THAT THE APPLICANT WOULD LOOK AT THE CONNECTOR PIECE CENTRAL ENTRANCE AND TAKE THE BOARD'S COMMENTS INTO CONSIDERATION (Unanimous)